



City of San Antonio

Department of Development Services

October 9, 2007

Wayne Flores, P.E.

Pate Engineers, Inc.
8200 IH-10, West, Suite 440
San Antonio, Texas 78230

Re: **Quiet Creek**

MDP # 015-07

Dear Mr. Flores,

The City Staff Development Review Committee has reviewed the **Quiet Creek** Master Development Plan, **MDP # 015-07**. Please find enclosed a signed copy for your files. Your plan was approved for acceptance, however, please note the following conditions:

In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements. Any access and R.O.W. issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at (210) 615-5814.

Historic Preservation approves with the following conditions:

The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the City's Historic Preservation and Design Section of the Unified Development Code. (§35-630 to §35-634) The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, regarding archaeological resources. Disturbance of any site or removal of artifacts from any site within the City without prior review and written clearance by the City's Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Unified Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, a tributary of Saltrillo Creek runs through the property and the floodplains of these creeks may contain sites, some of which may be significant.

Thus, before any work that may affect any sites is begun we recommend that a qualified professional conduct an archaeological investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at www.c-tx-arch.org. The consultant may need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If no significant sites are found, after the HPO concurs, development may proceed throughout the property. If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation should be prepared and submitted to the HPO and/or SHPO for review. Upon concurrence by the CPO/SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained from the HPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites please call Kay Hindes at (210)-207-7306.

Traffic Impact Analysis & Streets Division approves with the following conditions:

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Quiet Creek Subdivision, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC §35-502 (a) (9).
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not to block these clear sight distance areas.

- The developer shall be responsible for providing a right turn and a left turn deceleration lane at the proposed entrance, with storage lengths and bay taper per TXDOT design standards as it relates to the submitted TIA traffic counts, UDC §35-502(a)(7) (c).
- All commercial driveways for this project shall comply with UDC §35-506(r) Access and Driveways.
- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC §35-506 (q).

NOTE: Texas Department of Transportation (TXDOT) will determine access point along LP 1604, coordination with TXDOT Planning Department Section will be required.

It should be understood that the submitted TIA concurrent with the proposed Quiet Creek Subdivision is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets and driveways shall follow UDC §35-506 and the street network shall be planning in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC §35-506 will be implemented at the time of platting.

If there are any questions or additional information call Nick V. Fernandez at (210) 207-0282.

Tree Preservation approves with the following conditions:

- A Tree Preservation Plan is required prior to any work on site. This can be submitted either as a site work permit or at the platting stage. Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or site work permit stages. This property is in the ETJ such that Tree Canopy Enhancement Fund fees (\$15/lot residential and 425 acre commercial) will be assessed during the platting stage and due prior to recordation.

If you have any further questions, please call Joan Miller at (210) 207-8265.

Parks and Recreation Department approves with the following conditions:

- The parkland provided shall be shown as "Park" or "Open Space" on a plat; UDC §35-503(e) *Designation of Parkland*.
- The parkland provided is dedicated to the Home Owners Association.
- The instruments creating the Home Owners Association are provided by the second application for plat approval; UDC §35-503(e) *Designation of Parkland*.
- Parkland dedication must be platted by the second phase of residential development; UDC §35-503(f) *Development Phasing*.
- Parkland in the Floodplain Area shall comply with UDC §35-503(d) (2) *Parkland in Floodplains or Water Features*.

If you have any further questions, please call Joel Sears at (210) 207-4091.

All platting shall comply with the Unified Development Code (UDC), Master Plan, and Major Thoroughfare Plan for the City of San Antonio. It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space shall be platted. It is suggested to work closely with the school district, so they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. The rights for this project shall expire within twenty-four months from the date of approval if less than eight percent of the net area of the project or less than twenty acres is subject to an approved final plat or an expenditure less than five hundred thousand dollars has been made as per UDC §35-412(h)(1).

Should you need further assistance, please contact Elizabeth Adams at (210) 207-7912.

Sincerely,

A handwritten signature in dark ink, appearing to read 'F. De León', with a stylized flourish at the end.

Fernando J. De León, P.E.
Assistant Director Development Services Department
Land Development Division

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